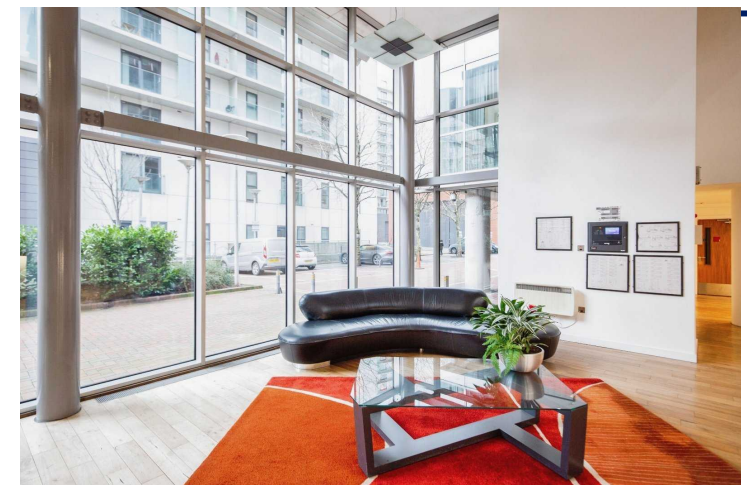
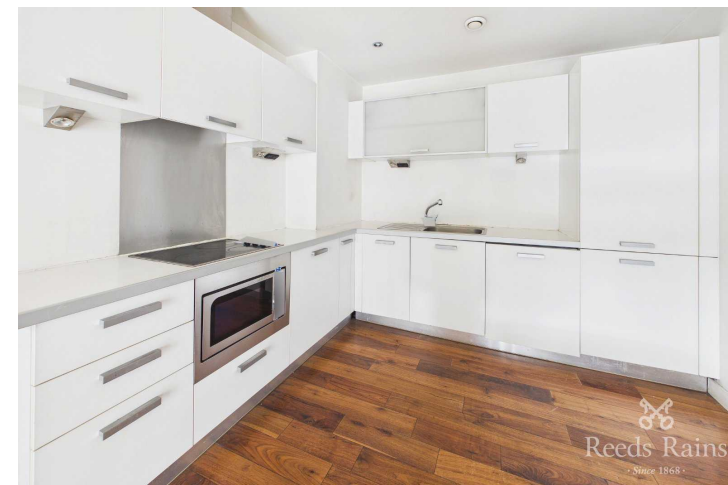
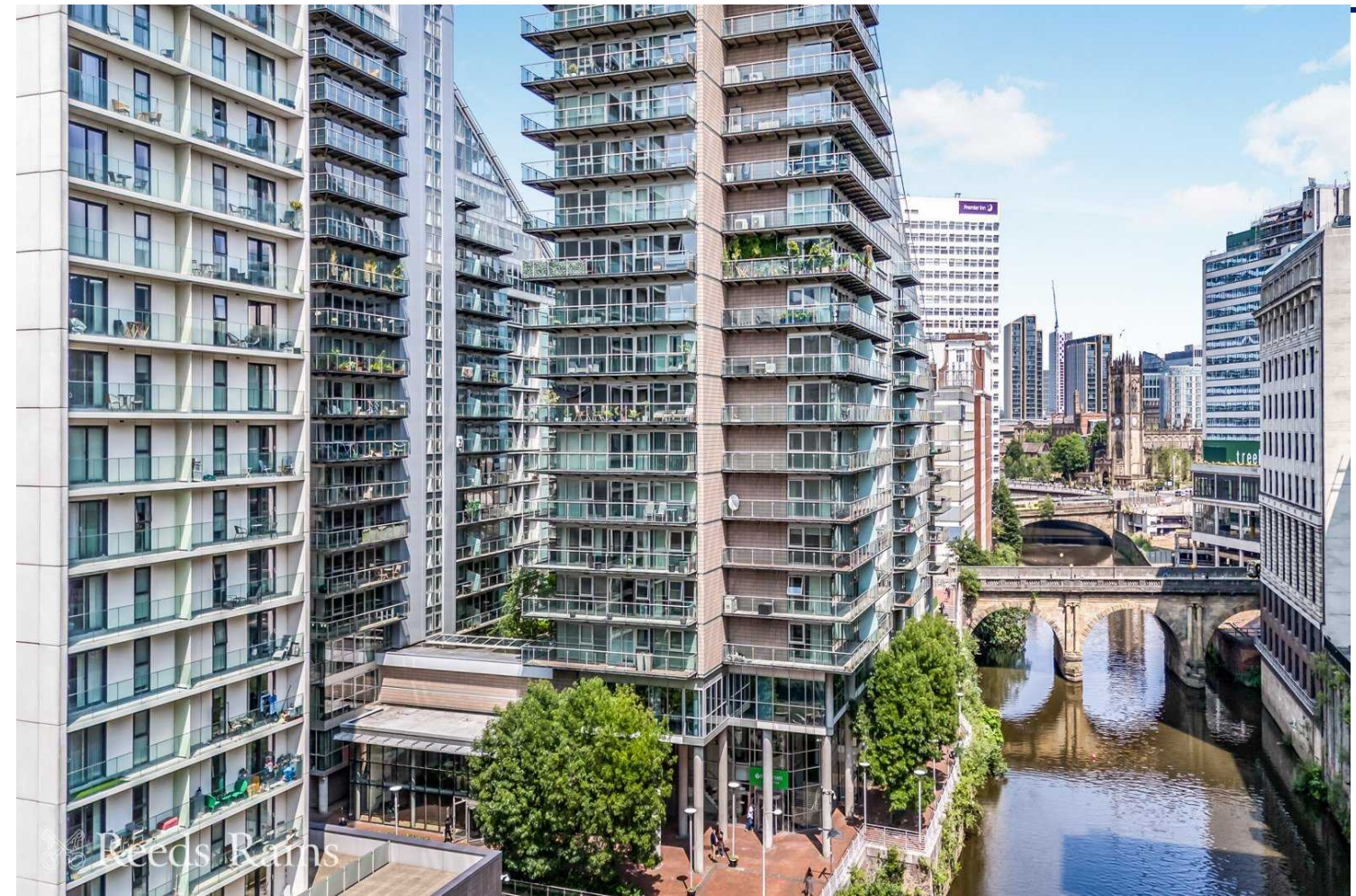




The Edge, Clowes Street, Salford,
M3 5ND

Asking Price: £150,000
Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

The Edge, Clowes Street, Salford, Greater Manchester, M3 5ND
Asking Price: £150,000 Leasehold

Council Tax Band: C
EPC Rating: C

A spacious 8th floor apartment with car parking space and full width balcony overlooking the River Irwell located in the prestigious The Edge development with 24 hour concierge and pleasant communal areas. Offered with no chain, the accommodation is in need of cosmetic improvement consists; hallway, living area / kitchen, bedroom area with built in wardrobe and shower room. Viewing essential. EWS1 Form - B1 Rating. EPC Rating C.

8th Floor

Hallway

Front entrance door with spyhole and letterbox. Storage cupboard. Wood effect floor. Spotlights to ceiling.

Living Area / Kitchen

6.69 x 3.50
Sliding door providing access to the balcony. Electric heater. Wood effect floor. Kitchen fitted with wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Spotlights to ceiling.

Bedroom Area

4.17 x 2.88
Sliding door providing access to the balcony. Electric heater. Wood effect floor. Built in wardrobe.

Shower Room

Fitted with a circular wash hand basin with mixer tap, shower cubicle and WC. Heated towel rail. Mirror.

Leasehold / EWS1 Form / Council Tax

Lease term: 250 years (less one day) from 1st January 2002.
Ground rent: £250 per annum.
Service charge: TBC
Please verify lease details with your solicitor.
EWS1 Form - B1 Rating dated 01/06/22.
Council tax band C (Salford City Council)

Agent's Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsko 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

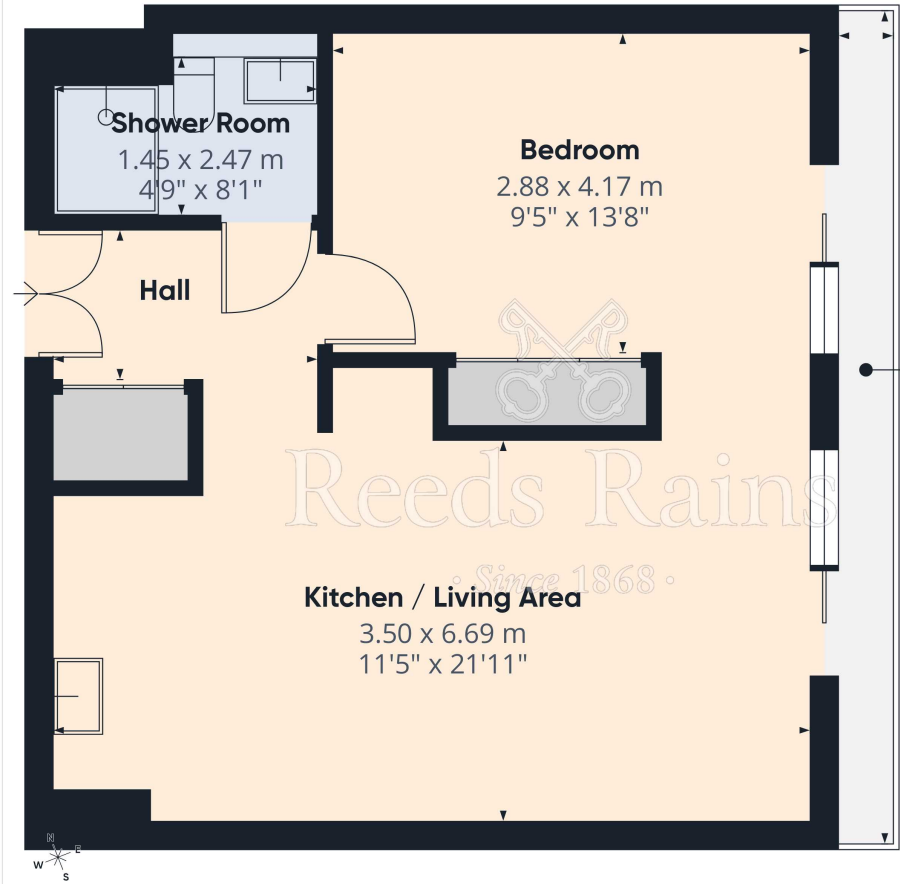
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Approximate total area⁽¹⁾
45.4 m²
490 ft²
Balconies and terraces
4 m²
43 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)